

*George and Vivian Obern*

### **ABOUT THE AUTHOR**

No one can give the subject of Hope House a more personal touch than Vivian Obern, who, with her husband, George, bought the dilapidated Hope mansion in 1967 and saw to its restoration. She describes in intimate detail the laborious and costly process which brought the stately residence back to life, not only as the home for the Oberns' daughter and her family but also as a historical museum: a special gift which George and Vie have unselfishly given to their community. Anyone who has had the pleasure of taking one of Vie's memorable house tours will at once recognize her style in this telling of the history of Hope House.

Vie Obern is the quintessential community volunteer and activist, where her loves of history and of horses are at once evident. She is past-president of the Santa Barbara Trust for Historic Preservation, UCSB Faculty Women's Club, Therapeutic Riding Academy, and school and patriotic organizations. She served for many years on the California Recreational Trails Committee and La Purisima Mission State Historic Park Advisory Committee. For her participation and leadership in these and many other groups and activities, Vie was recognized as Santa Barbara's "Woman of the Year" for 1989.



# HOPE HOUSE



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Hub of Hope Ranch History

*By Vivian H. Obern*



INSTITUTE FOR AMERICAN RESEARCH  
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## HOPE HOUSE: Hub of Hope Ranch History

*By Vivian H. Obern*

The large two-story frame house at 399 Nogal Dr., across from Vieja Valley School, is known as Hope House. Built in 1875 by Thomas Hope for his family home, the "mansion," as it was called, is an imposing structure which remains on its original site surrounded by ranch out-buildings on five and a half acres.

Designed in the Italianate style by Santa Barbara's foremost early architect, Peter J. Barber, the house presents a majestic appearance with a colonnaded veranda extending the width of the building and a matching balcony overhead. Constructed from heart-of-redwood lumber shipped from Santa Cruz, the stately residence cost \$10,000 to build, a handsome sum at the time.

Hope House was the headquarters for a ranch which stretched over 4,600 acres, from the ocean to the foothills and from More Mesa to Valerio Street. This area was first mentioned in 1769 when Capt. Gaspar de Portolá, with 65 leather-jacketed Spanish soldiers and two Franciscan friars, journeyed from Mexico to explore Alta California.

At Arroyo Burro Beach, the expedition met friendly Indians from the settlement called *Kaswa'a* (place of tule), located near the *Cieneguitas* (little swamp) and the creek of the same name, between modern-day Modoc Road and Highway 101. Following the establishment of Santa Barbara Mission in 1786, the Cieneguitas area became mission lands. Indians continued to live at the village where an *asistencia*, or chapel, was built in 1803. This chapel, still standing in 1886, had three sweet-toned bells.

After the missions were secularized in 1834, the Mexican government frequently offered grants of formerly-mission land as compensation to soldiers who had not been paid for many years. One recipient was Lt. Narciso Fabregat, from the Santa Barbara Presidio,

who received the grant known as *La Calera* (lime kiln) in 1843. The name derives from a round shaft of stones, still hidden in poison oak off Las Palmas Drive, used to produce lime for mortar.

On Aug. 12, 1845, Fabregat transferred title to this land to the American, Thomas M. Robbins and his wife's sister, Manuela Carrillo de Jones. On July 1, 1846 Robbins was granted another holding, *Las Positas* (little springs), by the Mexican governor Pio Pico. Although Veronica Springs was near, Las Positas was probably named for the springs located on La Cumbre Mutual Water Co. land near Modoc Road on Cieneguitas Creek.

After Robbins' death in 1857, his widow, Encarnación Carrillo de Robbins, remained on the property with her sister, Manuela, probably living in the adobe which can be seen next to Hope House in early photos. Incidentally, this site was selected, among the thousands of acres available for the adobe and later Hope House, because the springs were near and well water was available.

When it came time to sell the land, Encarnación Robbins learned that a friend, Rancho Dos Pueblos owner Nicolas Den, was interested. Den's father-in-law, Daniel Hill, owned the adjoining La Goleta grant.

Because the property lines between La Goleta and Las Positas grants had never been clearly defined in the More Mesa area, Encarnación was afraid that intra-family disputes would arise someday over the unsettled boundary. To avoid this, she sold the two ranches, totaling 3,281.7 acres, to a neighbor, sheepherder Thomas Hope, for \$8,000 in April 1861.

Hope's grant deed to the two ranches, La Calera and Las Positas, was found about 60 years ago in a gunny sack in an upstairs bedroom of Hope House. Dated July 1870, it is signed by Charles White, secretary to President Ulysses S. Grant. Another valuable historical document, the Abstract of Title, prepared in 1909 by the Pacific Improvement Co., also tells about the boundaries and ownership of the property. A box containing 24 copies of this document was found in the ranch barn before it was torn down to make way for Vieja Valley School.

Thomas Hope was an illiterate, who signed documents with an "X," yet he became one of the richest men in the county. Born in Meath, Ireland in 1820, he immigrated to the United States at the age of 16, settling in Texas. He first saw the Santa Barbara area while en route to San Francisco, where he met and married Delia Fox. There they operated a boarding house during the first days of the Gold Rush.

In 1849, he returned to the Goleta Valley, where he purchased 400 acres near Cieneguitas from Richard S. Den. He already had several





*Hope House, like the Sexton home, was designed by Peter Barber.*

thousand head of sheep grazing on this land, when he acquired Las Positas and La Calera.

In addition to his ranching, Thomas Hope had been "authorized on Oct. 26, 1854 to act as Special Indian Agent for Indians at the Settlement called the Cieneguitas." Thomas J. Henley, Superintendent of Indian Affairs in Los Angeles, wrote:

It will be your duty to protect the rights of the Indians in their present settlement and to prevent the white persons from visiting or loitering among them. The laws prohibiting the sale of spirits to Indians should be strictly enforced . . . It is not in my power to give you any compensation for this duty, but I will pay any reasonable expense acquired in preventing persons from selling, giving, etc. spirits to the Indians.

Raising sheep proved to be a prosperous undertaking for Thomas Hope. In the spring of 1861, the United States became embroiled in the Civil War, causing the price of wool for soldiers' uniforms to soar. Hope's sheep were also able to endure the drought years of the early 1860s far better than the cattle of the Goleta Valley.

There are many stories about "Tae Hope," some of which are



documented in the newspapers of the day. Well-known for his generosity, he donated six-acres where La Posada Hall is today to the Catholic Church, which used it as a cemetery until 1896.

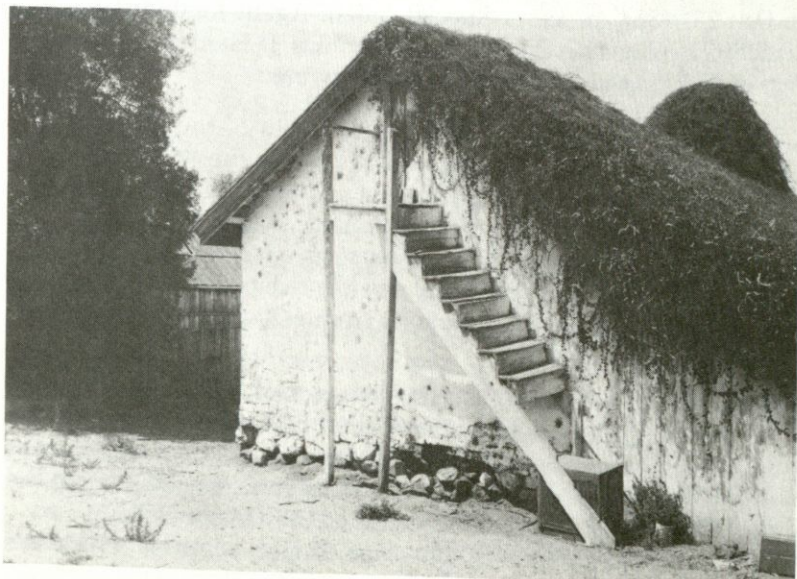
Thomas Hope also gave the county a 120-foot-wide strip of land, running all the way to Turnpike Road, for a new road named Broad (later Hollister) Avenue. But he objected when the deputy county surveyor, J. L. Barker, began putting in stakes for another road through the Indian village site.

In an effort to stop this construction, Hope sent his foreman, the Indian leader Juan Justo, and later went himself, attacking the surveyor so severely that he was fined \$1,000 for damages. When the road was completed it was named Modoc Road, because of a current-day Indian uprising in Modoc County, Northern California.

The first flat racing course in California for trotting horses and pacers was developed by Hope in the meadow in the center of the ranch. Among his famous horses were Honest John, Selin, and Harry Lazarus.

After the turn of the century, the race course was taken over for polo matches, and on May 25, 1911, the grounds were the scene of the first air flight over Santa Barbara, when a young Frenchman, Dedier Masson, flew from Hope Ranch to the lawn of the Potter Hotel

*Hope House was constructed next to this mid-19th century adobe.*



on West Beach. Years later, Mr. and Mrs. Harold Chase gave this land to Laguna Blanca School for playing fields.

In 1872, Hope also built the first hurdle racing course in California. It had six four-foot hurdles and went around Laguna Blanca lake.

Thomas and Delia Hope had six children. Their first, Rosa, was born about 1860, followed by John M. in 1862, Mary Theresa in 1863, Anna M. in 1865, Kate M. in 1867, and James C. in 1869.

To accommodate his large family, Hope engaged the most prominent architect in the county, Peter J. Barber, to plan a spacious home. Barber had already designed Santa Barbara's neo-classical Courthouse, completed in 1872.

The building created by Barber for the Hope family consisted of nine rooms—four downstairs and five upstairs. The central hallway and stairs were features typical of Barber homes. There were two coal-burning fireplaces. The original kitchen was probably located in an adjoining building.

The upstairs balcony was included in the Hopes' plan so that their pretty Irish daughters could be serenaded (always in Spanish) from below by their beaux. The roof was topped with a captain's walk, which was replaced during renovations in 1978.

Thomas Hope died on Jan. 11, 1876, of an ailment that was described as "stomach cancer." The obituary in the Santa Barbara *Index* said of Hope:

... estimated to be worth some half a million dollars  
... no man's hospitality was larger or more generous, but  
without ostentation ... as a neighbor he was full of little  
services ... no father was sweeter or kinder with his  
children.

He was honored by one of the largest funerals ever given in the community. The cortege included more than 30 carriages. In 1892, his son-in-law, Thomas Moore, received permission to exhume Hope's remains for reburial in San Francisco.

Hope's will partitioned the ranch, leaving half to his widow and dividing the remaining half among the six children. Delia's portion included modern Hope Ranch and the Hope Annex north to Highway 101, while the children were heirs to the eastern portion of the estate. In his will, Hope carefully inserted a safety clause:

... it is further my will that should any of my daughters  
marry a worthless drunkard or spendthrift, that her part  
be held in Trust by my beloved wife Delia ... my said





*Only known Hope family photo shows Delia and three children.*

daughter only drawing the interest of said share for her maintenance and support. Should there be children from such marriage then it is my will that the mother's share should go to her children share and share alike.

Delia Hope, only 40 at the time of her husband's death, continued to live at Hope House with the children. The eldest daughter, Rosa, married George Bigley on Feb. 23, 1879. The wedding, according to a newspaper account, was

... at the home of her mother. The house was beautifully decorated with wreaths of smilax and pines and numerous springtime flowers. About 30 friends sat down to a sumptuous repast. After supper, dancing was commenced to the music of a band from the city (San Francisco).

One June 17, 1881, Theresa Hope married Thomas William Moore, son of Capt. John Moore, who commanded the British ship *Surprise*, which bombarded Ft. McHenry on Sept. 13, 1814. Francis Scott Key,



a captive on the *Surprise*, was inspired to write the *Star Spangled Banner* during this battle.

Annie Hope married Cassimir Etchebarne, a Spanish-Basque, born in Guaymas, Mexico. Their son, also named Cassimir, died by electrocution in a Hollywood accident when he was about 30.

The fourth and youngest Hope daughter became Mrs. Kate Clark and had a daughter, Viola. The sons of Thomas and Delia Hope, John and James, both died in their twenties; neither had any children.

The only known photo of the Hope family, given to George and Vivian Obern by Mrs. Barbara Rowe Philip, shows Delia Hope seated on the porch of the mansion, while John, Theresa, and Anna are on the lawn. There is no known photograph or other likeness of Thomas Hope.

Delia Hope was as generous as her husband before her. An Oct. 21, 1885 newspaper article related: "The cow, the gift of Mrs. Hope, to be raffled at the Catholic fair, will be exhibited during it, outside of the Theater." In one tax list from the 1880s, Mrs. Hope was reported to have paid a substantial \$58,776 in property assessments. She bought many of her clothes in San Francisco and sometimes was seen herding sheep in an ornate gown.

In 1887, Mrs. Hope sold her portion of the ranch and the family moved to San Francisco. The sale involved more than 2,000 acres and \$255,000. A story is told that she insisted on receiving the payment in gold coin. Mortimer Cook, president of the First National Bank,

*Eastern Goleta Valley was open farmland at the turn of the century.*







*Many of the ranch buildings were in poor condition in this 1915 photo.*

delivered the money in person, riding out to the ranch in a buckboard, accompanied by a guard with a shotgun.

The widow counted out the money on a marble-topped table, tossing each coin down to hear it ring. If there was a question about the sound of any coin, she set it aside. She later took these "defective" coins to the bank and collected \$20,000 on them in "good coin."

The new owner of Hope Ranch was the Pacific Improvement Co., a holding company for the Southern Pacific Railroad which also owned the Crocker-Sperry Ranch on East Valley Road, which today is Birnam Wood and the Valley Club. Among Pacific Improvement's other holdings were 76 townsites, 15 ranches, three coal mines, timber lands, resorts, harbor lands, and property scattered throughout the world.

Under their Santa Barbara promoter, civil engineer Jack K. Harrington, the company planned an 800-room luxury hotel in Hope Ranch similar to their Del Coronado or the later Del Monte. The hotel would serve the passengers of the Southern Pacific Railroad's Coast Line, which in 1887 had reached as far north as the Goleta Valley.

The tracks were laid right behind Hope House, on ground leveled by Chinese laborers. Vieja Drive now follows the old roadbed and several square wrought-iron railroad spikes have been found in the bank below the road.

In 1901, the coast route was completed to San Francisco and the tracks were moved to their present location. By that time, Pacific Improvement had given up on the idea of a grand Hope Ranch hotel and were planning a luxurious subdivision with scenic drives around Laguna Blanca, but this did not happen until 25 years later, when



Harold Chase developed the property.

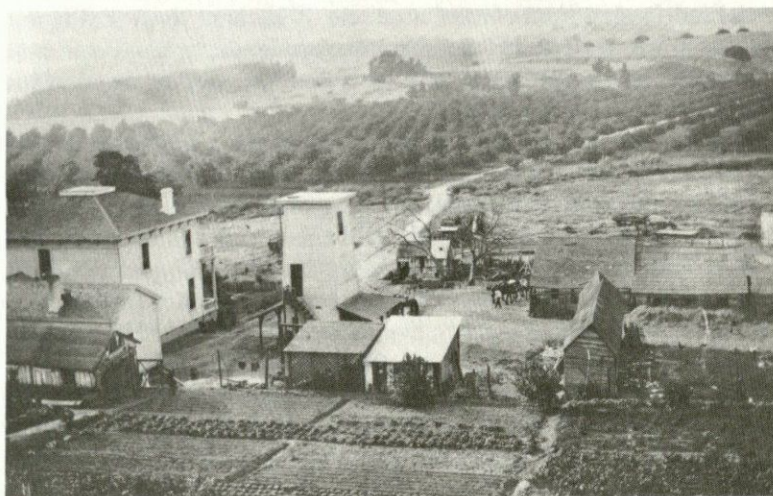
Throughout this period, Pacific Improvement used the land as a working ranch for range and dairy cattle, and crops of lima beans, hay, and English soft-shell walnuts. The unpaved ranch road went through the walnut orchards to the front porch of Hope House. Nogal Drive, the modern street created about 1929, is named after the Spanish word for walnut.

Water was a principal concern for Pacific Improvement's Hope Ranch operation, so the company formed the Laguna Blanca Water Co., bought 3,500 acres near the San Marcos Trout Club and the San Roque Ranch off Ontare Road, and constructed a 3,021-foot tunnel to carry water from the mountains to Laguna Blanca. A water pipe was run down the middle of Hubbard Avenue, later renamed Las Palmas Drive, and another was laid down Modoc Road for the 120-acre walnut orchard. A reservoir to hold two million gallons was built near Cresta Avenue.

Ornamental planting was begun under John McLaren, the landscape architect for San Francisco's Golden Gate Park and the Hotel Del Monte near Monterey. During this time of extensive development, the budget for landscaping alone was \$200,000.

In 1904, 360 Phoenix *Canariensis* Palm trees were purchased from Dr. Emanuele Franceschi-Fenzi and placed along the main Hope Ranch

*Under several owners, the house was the center of ranching activity.*





drive. Two of these were also planted next to Hope House, along with an arbor vitae and a Monterey cypress. Some Monterey pines and cypress were also planted then on the south portion of Crocker Drive, later named Estrella Drive.

Hope House served as headquarters for the Pacific Improvement Co. operations and additions soon were required. Four rooms, not as solidly constructed as the original portion, were built at the rear of the house.

The tongue-and-groove paneling in one of these back rooms was regularly used in commercial buildings, such as railroad depots, rather than residential ones. During renovation, two boxes of Jello dated 1914 were found behind the paneling in this room, which had served as a kitchen. Two of the other new rooms were for dining: one for the ranch hands and another for the ranch manager and his family.

In addition, two bathrooms, one on each floor, modernized the house. The upstairs bath was hung on like a balcony, jutting out from the rear of the house.

For many years, the ranch was a favorite destination for drives and picnics, but in July 1904 someone started a fire which destroyed 22 tons of hay near the old lime kiln. Consequently, toll gates were erected and those with permission paid 50 cents to enter. The road through Hope Ranch was re-opened to the public 20 years later, when Harold Chase convinced the county supervisors, chaired by Sam Stanwood, to accept the responsibility for construction and maintenance of the main thoroughfare.

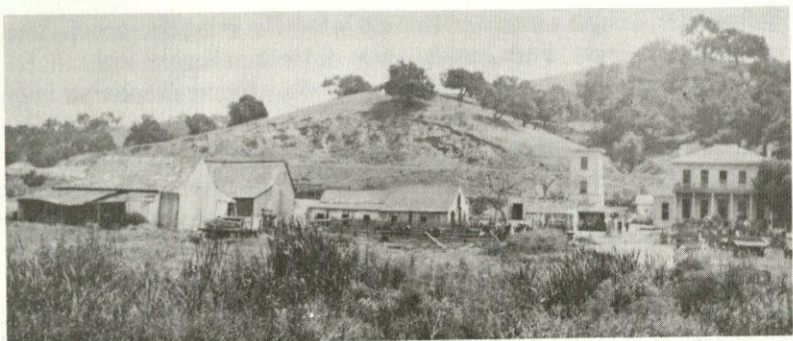
One of the early ranch managers, who probably lived in Hope House, was Fred Dozier. Frank Glass, an uncle of Barbara Rowe Philip and Robert Rowe, served as Hope Ranch superintendent-manager around 1910. He was succeeded in 1915 by Loren Van Horne, who lived in Hope House for three years.

Van Horne was a good friend of Harold Chase, a fraternity brother from the University of California, Class of 1912. Chase learned to love the beautiful ranch lands, enjoying impromptu rodeos, picnics, parties, and hunts for dove and quail there with his friends.

Van Horne made many improvements to the ranch, particularly in the vicinity of Hope House. The transformation is documented in a series of photographs, now hanging in the central hall of Hope House, which was a gift of Loren's son, Garrett Van Horne.

The walnut-hulling barns are gone now, but the cowboys' bunkhouse and a garage still stand. The bunkhouse is 84 feet long, providing seven rooms, each 12 by 12 feet, with two windows and a door opening onto the veranda.





*Some ranch buildings were removed for road and school construction.*

After Loren Van Horne married Kate Stow, they moved from Hope House to the former Potter Country Club, built in 1908 on Carosam Road. Edgar Stow, the next manager, also lived there with his wife, Sally.

Hope Ranch, including the Laguna Blanca Water Co. properties, was sold in 1919 to New Yorker Maurice Heckscher, who also bought Pacific Improvement's Del Monte properties. Canadian James Edwards, a World War I hero, became the new ranch manager.

A series of letters from Edwards to Heckscher, kept in the Hope Ranch files since 1921, explain the mysterious cellar discovered beneath a Hope House front parlor by workmen installing a furnace in 1968. These letters tell how the cellar, constructed in an earlier period, was used to store 33½ cases of liquor shipped by Heckscher from San Francisco just before Prohibition. To protect these valuables, Edwards placed his big black desk on top of the trap door entrance in the parlor floor.

Two years later, there was an ill-timed rain storm, when even the cook had to help try and salvage the bean crop. During this storm, the story goes, some of the ranch hands broke open the vault-type door and stole the gin and whiskey.

Half of the bottles were later found in gunny sacks hidden in the creek. When the old vault was opened in 1968, only a champagne cork was found. The metal door still hangs askew on its hinges.

On March 23, 1923, an auction was held at the Santa Barbara Recreation Center, offering parcels of land in a subdivision of Hope Ranch. James Warren, president of the County National Bank and Trust Co., had obtained an option on the ranch with a down payment of \$50,000. Many of the lots in this proposed subdivision, along Las



Palmas Drive and on top of the cliffs overlooking the ocean, were only 50 feet wide. Fortunately, they did not sell very well.

The auction did motivate Harold Chase, who remembered many happy days there, to try and save the ranch. He organized Santa Barbara Estates, Inc., purchasing the 825 acres east of Las Palmas Drive in April 1924. The 1,200 acres west of the main drive, including Hope Ranch Beach, Hope House, and the water wells, were acquired in November 1925 by La Cumbre Estates Corp., a second syndicate arranged by Chase.

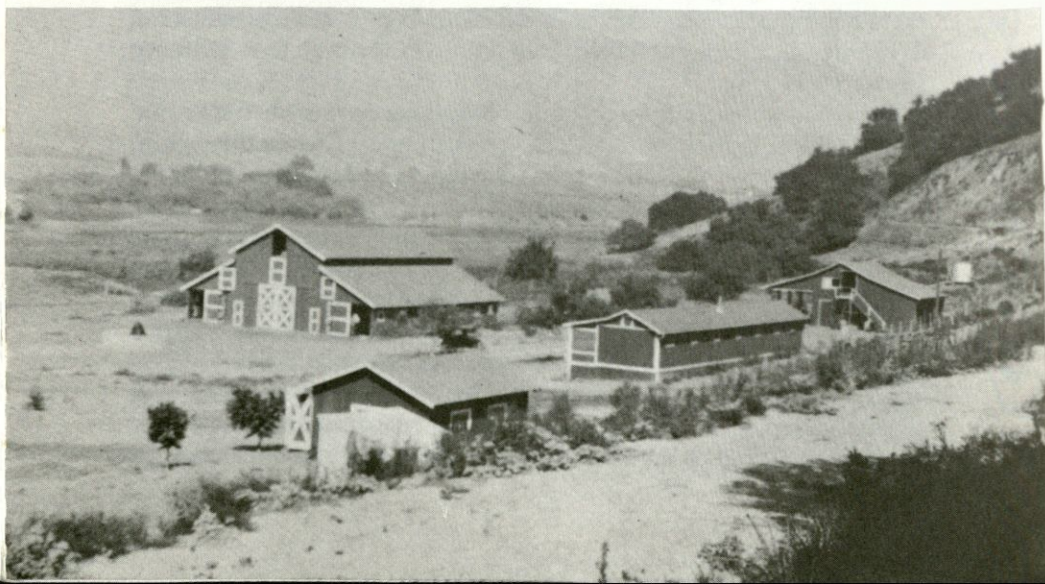
Hope House continued as the headquarters for the ranch, the real estate corporations established by Chase, and La Cumbre Mutual Water District, descendant of the Laguna Blanca Water Co. Although no longer used as a residence, the house was well-maintained during this period.

The parlor walls were lined with shelves filled with records. Each night, valuable papers were trundled out to a cement vault built under the palm trees. In 1927, a cottage which had been part of a dairy complex on Via Tranquila and Via Presada was moved next to the house for more office space.

A large garage and gas pump were also added near Hope House. A little garage on Nogal Drive served as the firehouse for a Pierce Arrow fire truck.

A large many-paned window was installed in 1937 in the former

*These buildings were added east of the house.*



ranch hands dining room, today a modern kitchen. This provided light for the drafting table where engineers drew the plans for subdividing, road improvements, pipelines, and sprinkling systems.

Landscaping for the entire ranch, including Campanil Hills, was designed in this room. Chase developed a nursery on five acres between Llano Avenue and Mariposa Drive, and planted 50,000 ornamental trees throughout the ranch and another 50,000 lemon trees on 500 acres.

The former walnut groves, between Hope House and Hollister Avenue, were subdivided as Arboleda Acres. As proposed by the Plans and Planting Branch of the Community Arts Association, headed by Harold's civic-minded sister, Pearl Chase, each model acre was provided with 35 fruit trees in 17 varieties, deciduous and citrus, while the yards were planted in alfalfa for the family cow. For several years at the height of the Depression, this project won first prize for Santa Barbara in the national Better Homes in America Campaign.

In the 1940s, Oren Sexton served as acting manager of the Hope Ranch Park Homes Association and La Cumbre Mutual Water District, during the extended illness of manager Edwards. Sexton, who began with the ranch in 1925 as a licensed surveyor and engineer, became manager after Edwards' death in 1951.

Sexton's Hope House office is now the family dining room. He remained with the ranch until his retirement in 1978, when Bob Robertson took over the management reins.

In 1962, Howard Vesey purchased all of the properties remaining in the Chase interests, including Hope House. By the following year, the ranch and water company offices had been moved to their present location at 695 Via Tranquila, and the house stood vacant. In 1965, it was purchased with seven and a half acres by C. W. Berry, a local contractor.

George and Vivian Obern, Hope Ranch residents since 1953, had often visited Hope House when it was the central office for the homes association. Their children attended Vieja Valley School where Vivian was a Girl Scout leader and later PTA president.

In 1965, with permission of the new owner, she arranged for the entire school to tour the empty house, where historians Walker Tompkins and Edwin Gledhill told about the history of the neighborhood. Before the children were allowed inside, however, the school administration requested that the premises be checked for safety by a county building inspector.

When the inspector pointed out the sturdy construction, the thick rafters and joists, and the studs set closer together than modern





*School children are briefed for a 1965 tour of the house.*

building standards require, the Oberns first considered the possibility of purchasing and restoring Hope House. Unfortunately, during the next two years, the interior of the vacant building was heavily vandalized.

In 1967, the county condemned it as unsafe. Three wrecking companies had submitted bids to bulldoze the house and burn the debris. It was at this precarious moment that the Oberns purchased Hope House on Dec. 4, 1967—the Feast of Saint Barbara and the Obern's 25th wedding anniversary!

Restoration started the following March. The work included reglazing all of the windows and transoms, replacing eight missing doors, rebuilding of porches, walls, and railings, and installing new wiring, plumbing, gas pipes, and furnace.

The contractor, J. W. Bailey, chose craftsmen interested in saving the house, but it was up to the new owners to supply genuine replacements for the missing items. Authentic hardware, including sash-weights, 29 door knobs, 18 light fixtures, and old "wavy glass," were purchased from the owners of other houses about to be wrecked, or at antique shops or auctions.

Only four spindles remained from the main staircase railing, so 105 turned spindles for the stairs and front porch were ordered from Los Angeles to match the originals.

The missing front door, measuring 7 feet, 3 inches and complete

with its built-in door bell, and the marble mantelpiece for the fireplace were both recovered. About nine months after the restoration started, the original Honduras mahogany newel post, measuring the required 41 by 10 inches, with an octagonal base that fitted exactly into the matrix at the foot of the stairs, was found by a county fireman three miles away in María Ygnacio Canyon!

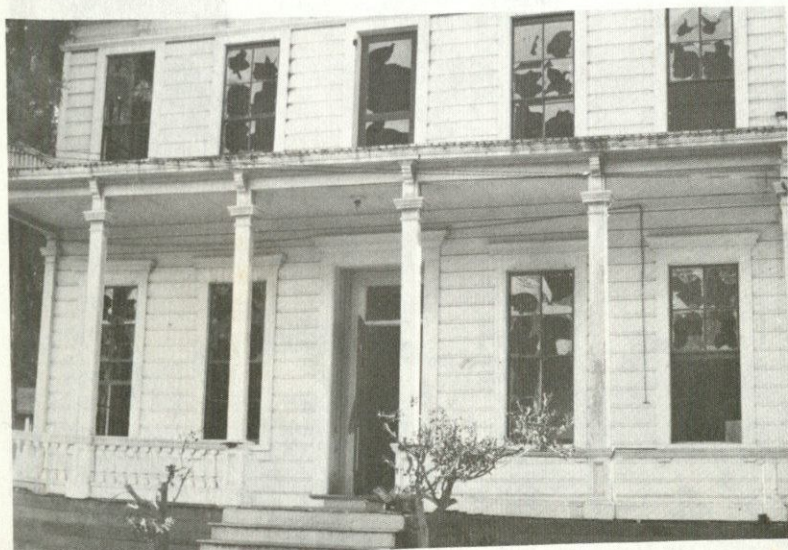
It proved impossible to remove four layers of linoleum, so carpeting was installed in the four parlors. A local bank donated the carpeting, as well as curtains. As his gift to the project, a stone mason rebuilt the hearth and fireplace from the original bricks and installed a Franklin stove.

A couple with two young children moved into the house in July 1968. They, too, assisted in the restoration.

The first open house was given on Dec. 15, 1968 for Hope Ranch neighbors. On April 18, 1969, about 500 people toured the house as part of the area-wide celebration recognizing the City of Santa Barbara's birthday. The Metropolitan Transit District provided buses which brought visitors to both Hope House and Stow House that Sunday.

On August 2, 1969, Hope House was dedicated as Santa Barbara County Historical Landmark No. 10. Both Supervisor Daniel Grant

*Abandoned, Hope House was heavily vandalized in the mid-1960s.*





and George Obern spoke and the two local parlors of the Native Daughters of the Golden West unveiled a bronze plaque to commemorate the occasion.

The county Park Department installed a large, hand-carved redwood sign near the street to designate the landmark. It is decorated with the brands used by three former owners: Lt. Narciso Fabregat, Thomas and Encarnación Robbins, and Thomas and Delia Hope.

Four families, in succession, have been tenants of Hope House over the past 18 years. One family called it home for more than a decade. Today, the owners' daughter, her husband, and their four little girls fill the house with family fun as the Hope children did a century earlier.

Several times a year, the public and students are invited to tour the house. Many elementary school pupils and classes from UCSB and Santa Barbara City College come to learn about the history of Hope Ranch.

In a front parlor, dubbed the museum room, visitors can enjoy a collection of memorabilia from the neighborhood and the Civil War, along with maps, flags, other military relics, toys, musical instruments, costumes, china, paintings, books, and much more.

*Historical artifacts and memorabilia fill the "Museum Room."*





*Carefully restored, the house is filled with period pieces.*

The entire house has been furnished with suitable Victorian pieces, including several items from the estate of Goleta pioneer W. W. Hollister: a chaise lounge, tilt-top table, walnut bed, and marble-topped commode.

Victoriana items purchased from acquaintances or through advertisements include a what-not, hooped-skirt chair, commode, reed organ,





*Vivian Obern shares Hope House treasures with young visitors.*

Victrola, china cabinets with curved panes, Morris chair, love seats, Sheraton high-boy, large framed engravings, and an Empire Period sofa. Some of the antique beds in Hope House are on loan.

Harold and Pearl Chase were especially sympathetic to the restoration. Shortly before his death, a very ill Harold Chase came to admire the rejuvenation of Hope House, assisted by his chauffeur.

Pearl Chase presented many family keepsakes for the house: three large oil paintings by her mother Nina Dempsey Chase, a chaise lounge from their home in Boston, three caned chairs, a tole tray, cut glass, a lamp, fireplace andirons, pitchers and bowls, and photographs.

Relatives and friends of the Oberns gave velvet fabrics, a spinning wheel, antique clocks, musical instruments, tables, lamps, rag rugs, beds, and a magnificent cut-glass punch bowl. A Los Angeles couple, who had come on a public tour, returned with a carved walnut fern stand for the historic house.

The list of donated items and gifts is endless, attesting to people's generosity and interest in the rescue of this handsome link in the chain

of Goleta Valley heritage.

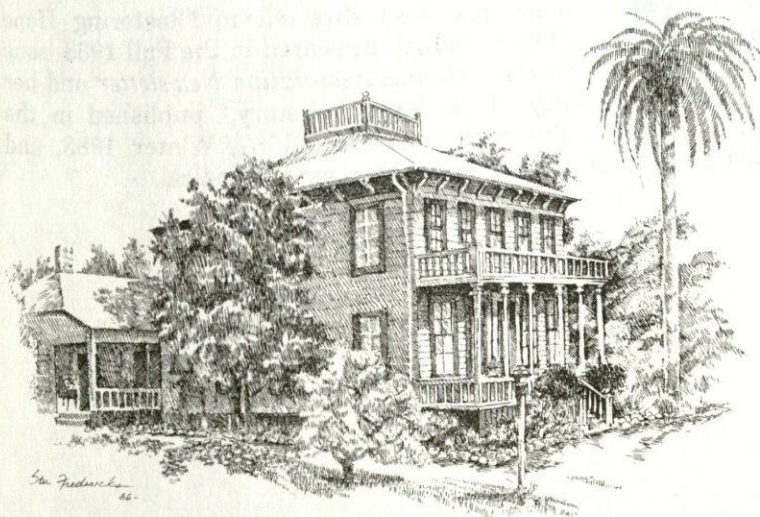
On Feb. 6, 1979, Hope House was added to the National Register of Historic Places. This action was initiated by the owners, with support and assistance from Congressman Robert J. Lagomarsino.

Over the years, several open house visitors have identified themselves as former ranch employees, or others, who had actually lived in the house at one time. This has often produced additional information about the house. For example, a small second-floor room opening to the balcony was never included in Obern room counts, until an elderly man pointed it out as his former bedroom. Since then, *five* bedrooms have been noted upstairs rather than only four!

Another visitor, Mrs. Kirke Connor, recognized the three crystal chandeliers as originally coming from her family home. When purchased for Hope House, they had come from the Kellogg house before it was demolished to make room for the parking structure on Anacapa Street. Other noteworthy visitors to Hope House include architect Peter Barber's granddaughter and the granddaughter by a subsequent marriage of John Hope's widow.

Hope House continues to be a focus of historical interest in the community and stands as a symbol of early Santa Barbara and Goleta, and of the many interesting and important people who had a part in the area's development.

*Stu Fredericks sketched the house for 1986 Valley Days Button.*





## ACKNOWLEDGMENTS

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## ILLUSTRATION CREDITS

All photographs were provided by Mr. and Mrs. E. George Obern. The photograph on page 114 was taken by Mark Janorschke. The pen-and-ink drawing of Hope House by local artist Stu Fredericks was commissioned by the Goleta Valley Days Committee.

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Interested readers are also directed to "Restoring Hope House" by Vivian Obern, which appeared in the Fall 1988 issue of the *Hope Ranch Park Homes Association Newsletter* and her "Vignettes of Early Hope Ranch History," published in the February 1987, Summer 1987, Fall 1987, Winter 1988, and Spring-Summer 1988 issues of the same periodical.

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